



**CUSHMAN &  
WAKEFIELD**

Private Capital Group

ABSOLUTE NNN INVESTMENT

**Kwik Kar**  
FRISCO, TEXAS

NET LEASE INVESTMENTS



REPRESENTATIVE PHOTO

EXCLUSIVELY OFFERED BY:

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Local Broker of Record

<b>TENANT:</b>	<b>Grease Monkey International, LLC aka FullSpeed Automotive</b>
<b>GUARANTY:</b>	<b>MOP GM Holding, LLC (Corporate)</b>
<b>LOCATION:</b>	6614 Preston Rd, Frisco, TX 75034
<b>LEASE TYPE:</b>	Absolute NNN Lease
<b>LANDLORD RESPONSIBILITIES:</b>	<b>None</b>
<b>BUILDING SIZE:</b>	±4,118 Square Feet (8 bays)
<b>LAND SIZE:</b>	±0.90 Acres (±39,378 SF)
<b>YEAR BUILT/ RENOVATED:</b>	2016
<b>LEASE COMMENCEMENT:</b>	May 13, 2022
<b>LEASE EXPIRATION:</b>	May 31, 2042
<b>OPTIONS:</b>	Four (4) five (5) year options
<b>RENT ADJUSTMENT:</b>	<b>Greater of 2% or CPI capped at 6%</b>
<b>APN:</b>	R-3607-00A-0020-1

## OFFERING TERMS

<b>CURRENT NOI:</b>	<b>\$201,500</b>
<b>PRICE:</b>	<b>\$3,838,095</b>
<b>CAP RATE:</b>	<b>5.25%</b>
<b>CAP RATE INCREASE:</b>	<b>5.57% on 5/1/2023</b>



REPRESENTATIVE PHOTO



## INVESTMENT HIGHLIGHTS

- Dallas Metro (income tax free state)
- **Annual rent increases at the Greater of 2% or CPI up to 6%, a hedge against inflation**
- **Absolute NNN lease (zero landlord responsibilities)**
- Below replacement cost investment, hard to replace assets
- **5.57% CAP rate increase on 5/1/2023**
- Brand new 20 year lease term
- Recession proof tenant

## TENANT HIGHLIGHTS

- Kwik Kar has been operating in the market since 1986
- Strong Corporate Guarantor: FullSpeed Automotive oversees  $\pm 700$  owned and franchised units, generating \$300 million in revenue
- FullSpeed Automotive., is a subsidiary of MidOcean Partners, a private equity group that operates and invests in consumer and business services
- MidOcean Partners has \$7 Billion of assets under management ([www.midocean.com](http://www.midocean.com))

## LOCATION HIGHLIGHTS

- Above average sales for similar lube & tune tenants
- Adjacent to The Atherton, a 500 unit apartment complex
- Less than 2.5 miles from The Center at Preston Ridge and Stonebriar Centre(165-store mall) at the Bridges and multiple other retail and residential centers.
- Densely populated trade area with over 306,000 residents in a 5-mile radius
- **Strong average household incomes over \$150,000 in a 3 mile radius**



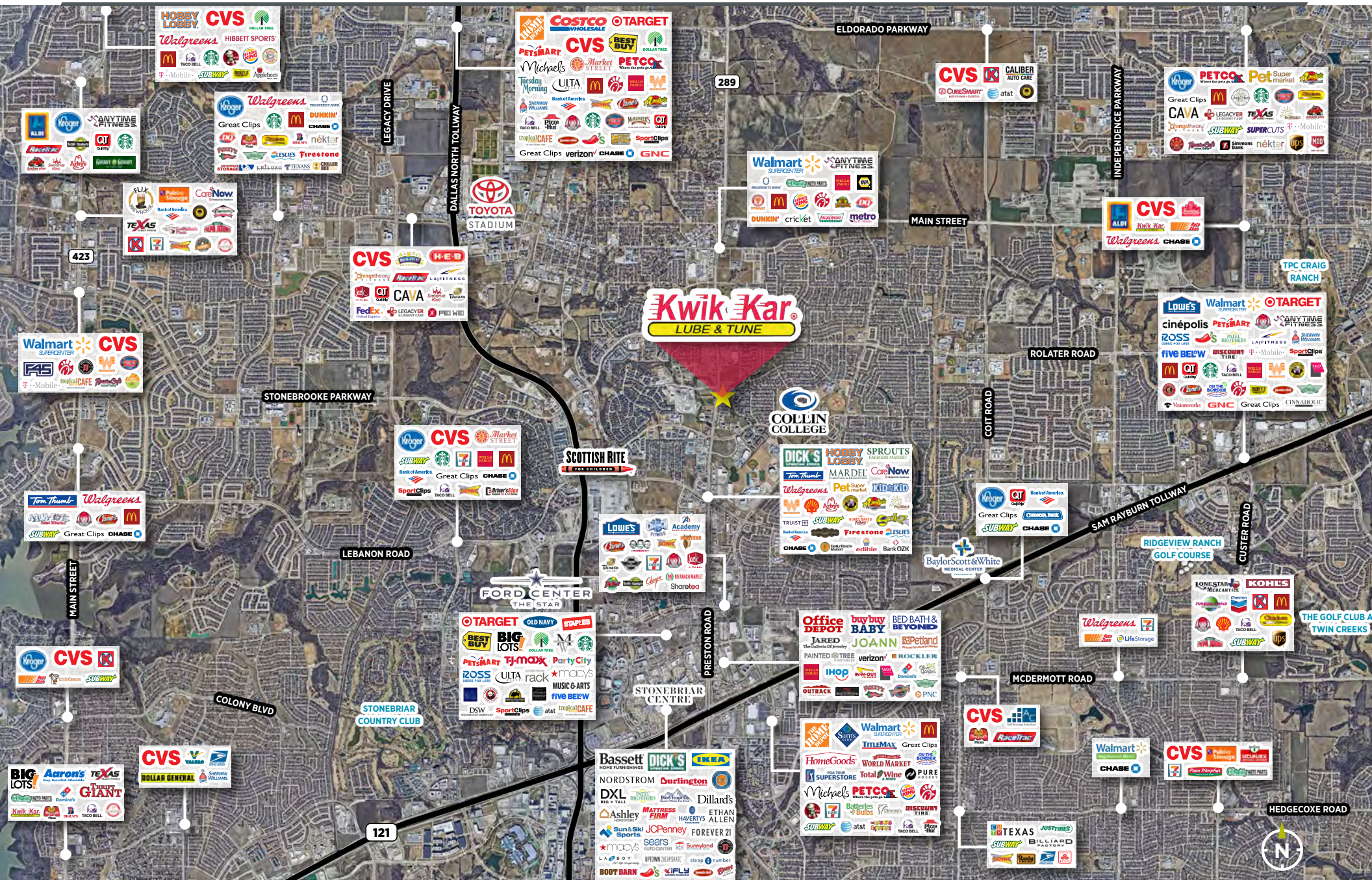






## SURROUNDING RETAIL MAP

## PROPERTY OVERVIEW





**Mid Ocean Partners:** MidOcean Partners is a New York-based alternative asset manager concentrated on middle market private equity and alternative credit investments. Since its formation in 2003, MOP has focused on quality middle market companies in the consumer and business services sectors. MOP Equity focuses on transformative growth opportunities where MidOcean has significant strategic knowledge.

MidOcean Partners was formed through the management buyout of Deutsche Bank's \$1.8 billion private equity business. A group of investors led by MidOcean CEO Ted Virtue, provided capital to the managers of DB Capital Partners and they were able to acquire from them the portfolio of private equity of investments they managed at Deutsche Banks. The total valuation for the buyout equaled \$1.8 billion in private equity business.

MOP acquired FullSpeed Automotive in November 2020. FullSpeed is an industry leading auto aftermarket services platform offering oil changes, tire sales and rotations, brake services, car washes and other ancillary services through multiple brand formats including under the Grease Monkey® and SpeedDee® brands. MOP plans to continue the Company's aggressive growth plan through comprehensive organic initiatives and strategic M&A.

[www.midoceanpartners.com](http://www.midoceanpartners.com)

**FullSpeed Automotive:** FullSpeed Automotive® is among the nation's largest franchisors and operators of automotive aftermarket repair facilities and home to flagship brands Grease Monkey and SpeedDee oil change and Auto Service. FullSpeed Brands offers oil changes, tire sales and rotations, brake services, car washes, and other ancillary services through multiple brand formats that target several desirable segments of the service market. The company's strategic geographic footprint of over 700 franchised and company-owned locations provide density in high growth markets. The company's flagship brands include Grease Monkey®, SpeedDee Oil Change & Auto Service®, and Kwik Kar. In 2022, both Grease Monkey and SpeedDee were included in Entrepreneur's prestigious Franchise 500 ranking. FullSpeed is headquartered in Greenwood Village, Colorado.

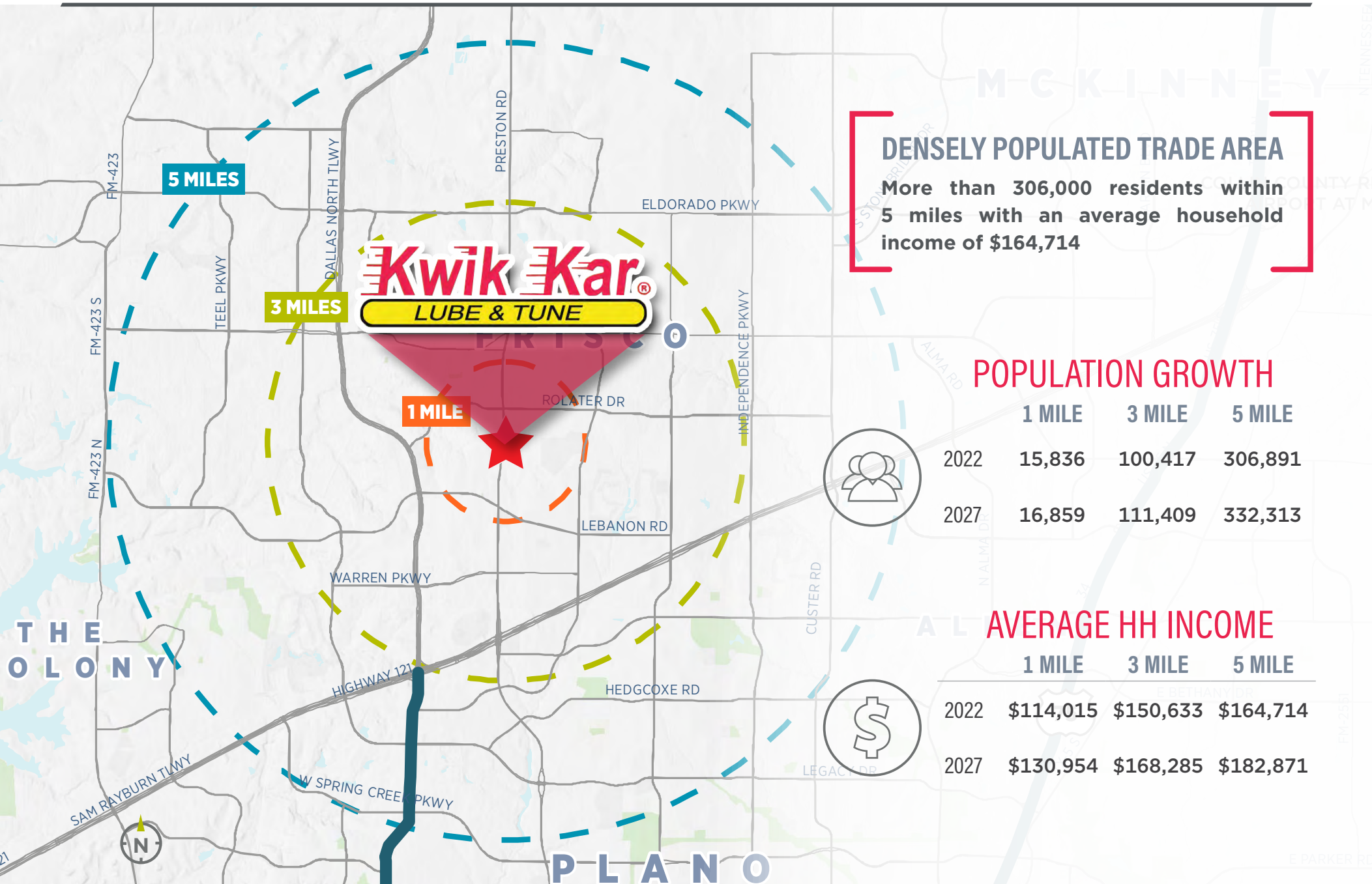
[www.fullspeedautomotive.com](http://www.fullspeedautomotive.com)

**Kwik Kar:** Kwik Kar offers the complete package of auto repair services and specializes in full-service oil changes, scheduled maintenance, state inspections, and many other automotive repair services. In 2022, Kwik Kar was rated #2 in overall customer satisfaction for full-service maintenance and repairs by JD Power.

[www.kwikkar.com](http://www.kwikkar.com)









## LOCATION & MARKET SUMMARY - FRISCO, TEXAS

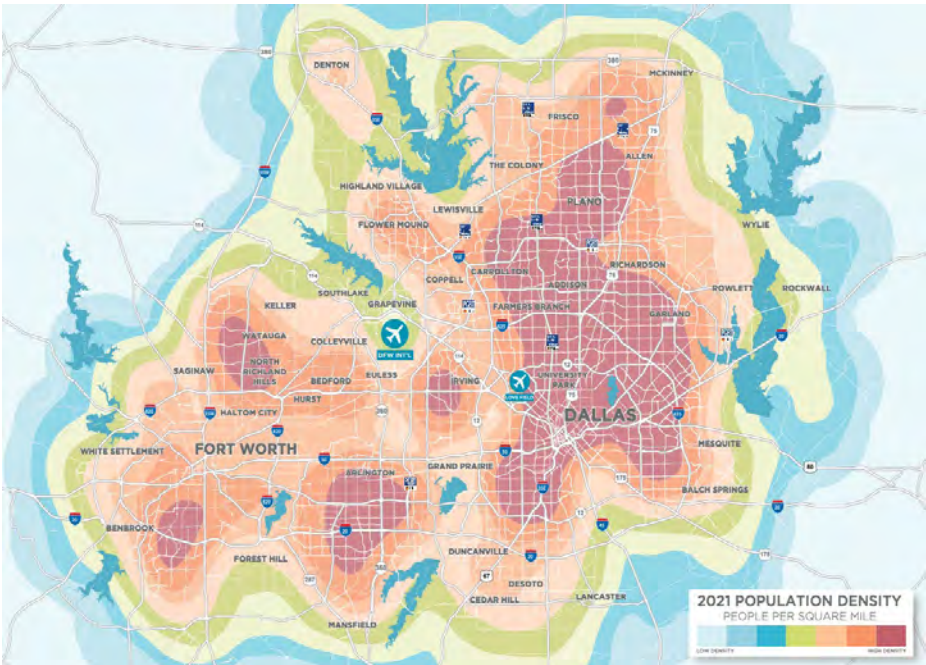
Frisco is within the Dallas-Fort Worth metroplex, partially in Denton and Collin counties. Just 25 minutes north of Dallas and the DFW Airport. Frisco population in 2022 is estimated to be 218,735. It is home to many retail properties including Stonebriar Centre and The Star, the 91-acre headquarters for the Dallas Cowboys. The Dallas Stars National Hockey League is also headquartered as well as the National Soccer Hall of Fame. Frisco Square is a mixed-use development accommodating 250 rental residential units, restaurants, commercial offices, and a few personal service locations. The Discovery Center hosts a art gallery, theater and the National Videogame Museum. Collin College, University of Dallas, UT Arlington, and Albertyn University all have a campus in Frisco. In 2018, Frisco came in 1st on MONEY Magazine's prestigious list of the "50 Best Places to Live in America".





LOCATION & MARKET SUMMARY - DALLAS, TEXAS

Population



Source; Cushman & Wakefield Research

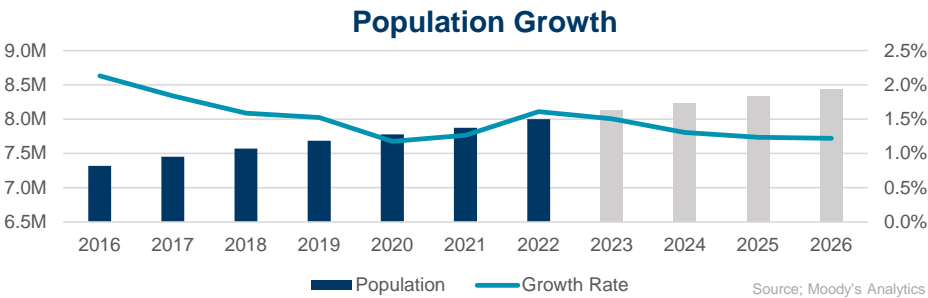
Dallas-Fort Worth MSA is the headquarters of 6 Fortune 500 Companies including AT&T, American Airlines, and Southwest Airlines. It is the largest metro area in Texas and has seen double-digit population growth in the past 10 years. In the past year, over 15 companies have relocated to the Dallas-Fort Worth metro area and is expected to continue a strong trend of population growth.

Source; Cushman & Wakefield Research

New residents relocating from:



Source: EMSI



Source; Moody's Analytics

The region's population **increased by 7.6%** between 2016 and 2021. Population is expected to **increase by 7.1%** between 2021 and 2026.

2021 U.S. Metro Rank <b>#4</b>	Total Employed <b>4.0M</b>	Total Population <b>7.8M</b>	Unemployment Rate <b>5.1%</b>	Median Age <b>34.7 Years</b>	Median Household Income <b>\$78.8K</b>
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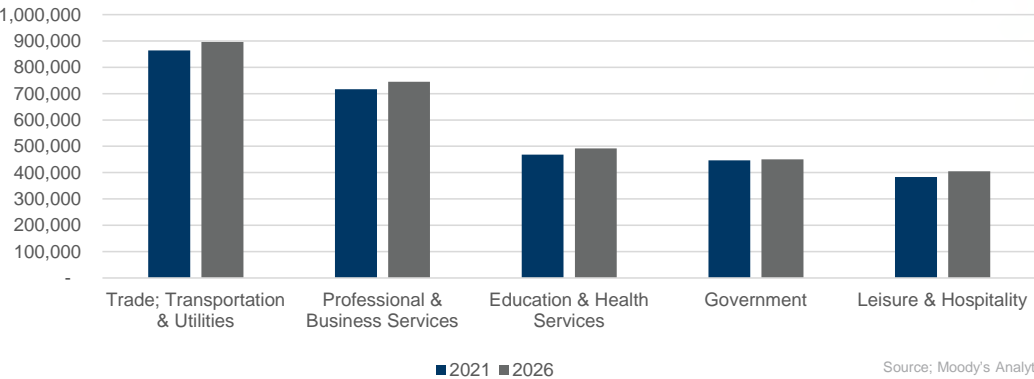
LOCATION & MARKET SUMMARY - DALLAS, TEXAS

Employment

Compared to Q2 2021, jobs increased by 5.1% in Q2 2022. In the next five years nonfarm jobs are expected to grow 5.8%. From Q2 2022 to Q2 2026 the sectors anticipated to see the most growth in percentage are Natural Resources & Mining (+39.4%,+7k Jobs) while Trade; Transportation & Utilities will be seeing the greatest increase in number of jobs (+3.7%,+32k Jobs).

Source; Moody's Analytics

Top Industry for Employment

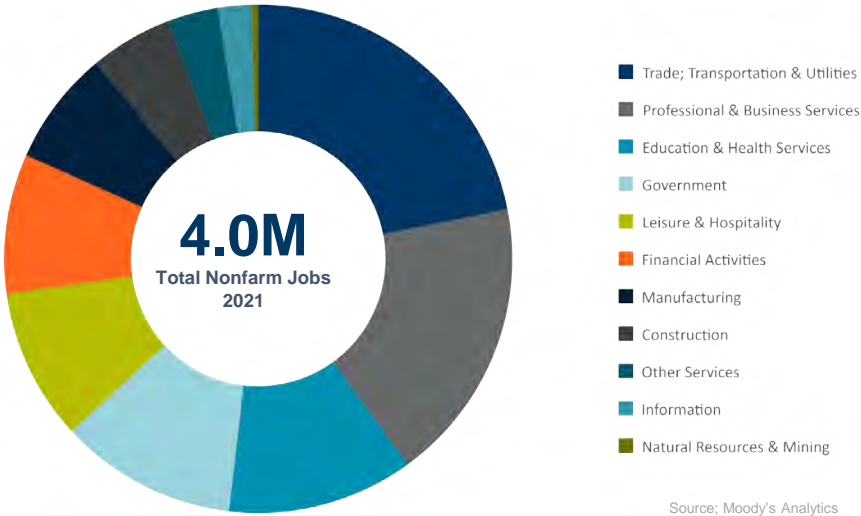


Top Employers

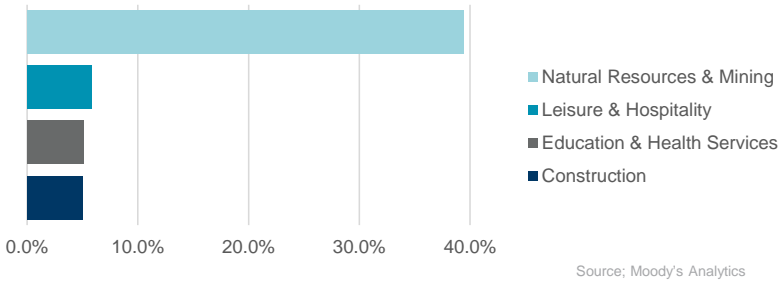


Source; Cushman & Wakefield Research

Employment by Industry



Top Growth Sectors 2021-2026





## LOCATION & MARKET SUMMARY - DALLAS, TEXAS

### Transportation & Connectivity

Dallas-Fort Worth's geographic location provides easy global access for both goods and people. Companies move to Dallas-Fort Worth to experience a better quality of life. Dallas-Fort Worth is where you want to be to connect your business to the world.



#### Highway Connections

- Dallas-Fort Worth's central location provides convenient access to all major markets in the U.S., reaching 93% of the nation's population within 48 hours.
- Region's interstate includes critical segments that link Mexico to Canada and East to West Coast
- Dallas-Fort Worth has more express/HOV managed lanes than any other metro in the U.S.

Source: Texas Department of Transportation

#### Major Corridors



#### Rail

The nation's two largest railroads, Fort-Worth-based Burlington Northern Santa Fe and Union Pacific have major operation nodes in the Dallas-Fort Worth region, offering business-efficient access to key ports and distribution centers across the United States and into Mexico.



Source: Texas Department of Transportation

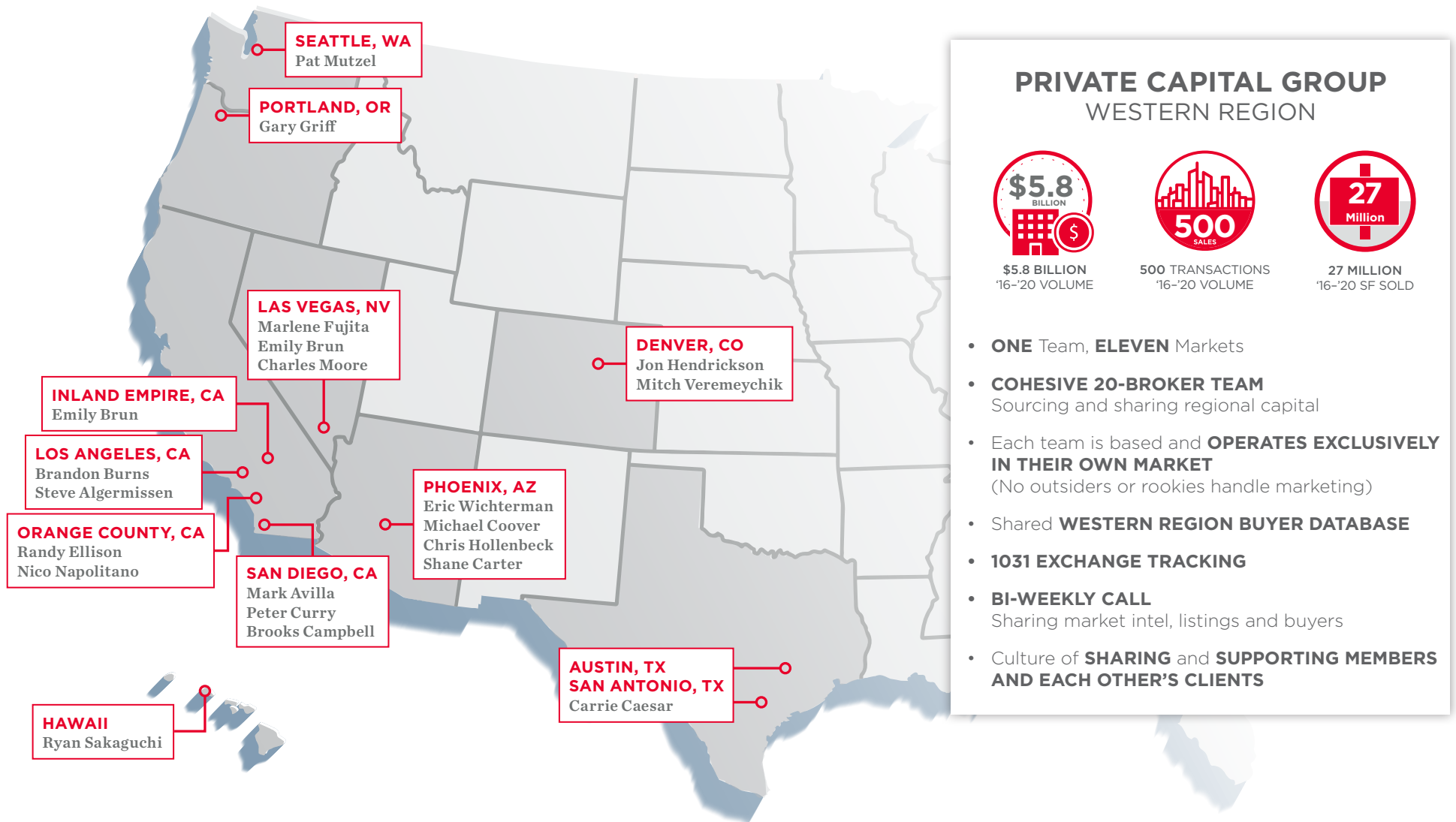




# CUSHMAN & WAKEFIELD - PRIVATE CAPITAL GROUP

## PRIVATE CAPITAL GROUP, WESTERN REGION

ONE Team, ELEVEN Markets





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